

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING

OF

TUESDAY, FEBRUARY 15, 1983

AT 8:30 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Cleator at 8:40 a.m. The meeting was recessed by Deputy Mayor Cleator at 10:39 a.m. to convene as the Housing Authority. The meeting was reconvened by Deputy Mayor Cleator at 10:47 a.m. with Council Member Mitchell not present.

Deputy Mayor Cleator and the Council introduced and welcomed their special guests in recognition of Big Brother and Big Sister Day as follows: Council Member Golding introduced Lorena Avilla; Council Member Jones introduced Edwin Martin; Council Member Struiksma introduced Robert Bennett; Council Member Gotch introduced Darren Jiriek; Council Member Murphy introduced Jeffrey Tenen; Council Member Martinez introduced Armando Smith; and Deputy Mayor Cleator introduced Jimmy Lukerbralli. Deputy Mayor Cleator adjourned the meeting at 10:51 a.m.

ATTENDANCE DURING THE MEETING:

(M) Mayor-vacant.

(1) Council Member Mitchell-excused by R-257961 (vacation).

(2) Council Member Cleator-present.

(3) Council Member Golding-present.

(4) Council Member Jones-present.

(5) Council Member Struiksma-present.

(6) Council Member Gotch-present.

(7) Council Member Murphy-present.

(8) Council Member Martinez-present.

Clerk-Abdelnour (jb a.m.)

FILE LOCATION:

MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

Mayor-vacant.

Council Member Mitchell-not present.

Council Member Cleator-present.

Council Member Golding-present.

Council Member Jones- present.

Council Member Struiksma-present.

Council Member Gotch- present.

Council Member Murphy-present.  
Council Member Martinez- present.

ITEM-330: RETURNED TO PLANNING DEPARTMENT

(Continued from the meeting of January 18, 1983 at Council Member Martinez's request.)

Matter of rezoning a portion of Lots 5 and 6 in Section 6, Township 19 South, Range 1 West, S.B.B.M. (a 1.7 acre site), located at 729 San Ysidro Boulevard, in the San Ysidro Community Plan area, from Zone A-1-10 and CO to Zone M-1A. (Case-82-0436. District-8.)

19830215

Subitem-A: (R-83-1006)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-82-0436 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-83-126)

Introduction of an Ordinance for C-1 Zoning.

FILE LOCATION: ZONE 2/15/83

COUNCIL ACTION: (Tape location: A010-033).

MOTION BY MARTINEZ TO CONTINUE INDEFINITELY, AT JAMES ALGERT'S REQUEST. Second by Struiksmma. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksmma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ITEM-331: CONTINUED TO MARCH 1, 1983, AT 9:00 A.M.

19830215

Matter of rezoning Lots 21 thru 40, Block 7, Grantville, Map-778 (approximately 1.5 acres), located at 10383 Friars Road, in the Navajo Community Plan area, from Zone A-1-10 (portion in Floodplain Fringe Overlay) to Zone M-1A. (Case-82-0607. District-7.)

Subitem-A: (R-83-1196)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-82-0607 has been completed in compliance with the California Environmental

Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.  
Subitem-B: (O-83-148)

Introduction of an Ordinance for M-1A Zoning.  
FILE LOCATION: ZONE 2/15/83  
COUNCIL ACTION: (Tape location: A034-290).

Hearing began at 8:41 a.m. and halted at 9:02 a.m.  
Testimony in favor of the rezone by Don Calori.

MOTION BY MURPHY TO CONTINUE TWO WEEKS, AT DON CALORI'S REQUEST.

Second by Struiksma. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ITEM-332:

19830215

Matters of:

1) Rezoning a portion of Lot 4 of the Resubdivision of Fanita Rancho, Map-1703 (approximately 8.5 acres), located on the south side of Mast Boulevard, northeast of the intersection with Rumson Drive, in the East Elliott Community Plan area, from Zone R-1-40 to Zone R-1-8.

(Case-82-0078. District-7.)

2) Appeal of The City of Santee, from the decision of the Planning Commission in approving: a) Planned Residential Development PRD-82-0078 which proposes a 50-unit residential development and b) Parcel Map PM-82-0078 for a 2-lot division, located on the above described real property.

(PRD-82-0078 and TM-82-0078. District-7.)

Subitem-A: (R-83-242) ADOPTED AS RESOLUTION R-257964

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-82-0078 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-83-47) DENIED

Introduction of an Ordinance for R-1-8 Zoning.

Subitem-C: (R-83-1319) GRANTED APPEAL, DENIED PERMIT, ADOPTED

AS RESOLUTION R-257965

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-D: (R-83-1320) GRANTED APPEAL, DENIED MAP, ADOPTED AS RESOLUTION R-257966

Adoption of a Resolution granting the appeal and denying the map or denying the appeal and granting the map, with appropriate findings to support Council action.

FILE LOCATION: Subitems A and C PERM PRD-82-0078; Subitem B ZONE 2/15/83

Subitem-D SUBD Resubd. Fanita Rancho, Lot 4, Map-1703

COUNCIL ACTION: (Tape location: A291-B167).

Hearing began at 9:03 a.m. and halted at 9:36 a.m.

Testimony in favor by Larry Lynburner.

Testimony in opposition by Herb Case, Charles Streeter, Bob Murkerson, Pat Sartavsky, Patty Solberg and Jan Claussen.

Motion by Jones to continue to March 1, 1983, at Council Member Mitchell's request. Second by Martinez. Failed. Yeas: 2,3,4,8. Nays: 5,6,7. Not present: 1. Vacant: Mayor.

Motion by Struiksma to direct the City Manager to bring back to docket alternative finance sources on how to repay The Department of Housing and Development (HUD) for the site acquisition costs and related expenses for the Mast Blvd. project. Identify the West Miramar Solid Waste Disposal Facility project as the principal source of funding, and consider the use of the Capital Outlay Fund Unallocated Reserve and a small amount from the General Fund Unallocated Reserve. Second by Murphy. Passed. Yeas: 2,3,4,5,6,7,8. Not present: 1. Vacant: Mayor.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEM-A, DENY

SUBITEM-B, ADOPT SUBITEM-C, GRANTING THE APPEAL AND DENYING THE PERMIT, AND ADOPT SUBITEM-D, GRANTING THE APPEAL AND DENYING THE

MAP. second by Murphy. Passed by the following vote: Mitchell-not present, Cleator-nay, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-nay, Mayor-vacant.

ITEM-333: (R-83-1223) CONTINUED TO FEBRUARY 22, 1983

Authorizing and pledging the use of the entire balance of \$1,109,784 contained in the Low-Income Capital Outlay Fund 30249 for public improvement work associated with a 120 unit

Section 8 rental project to be constructed on a site off Tait and Kelly Streets adjacent to the University of San Diego (commonly referred to as Site 18); authorizing the City Auditor and Comptroller to make payments from the Low-Income Capital Outlay Fund 30249 upon request of the San Diego Housing Commission; authorizing the expenditure of funds received from the Low-Income Capital Outlay Fund 30249.

(See Housing Commission Report HCR-83-003CC. District-5)

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: B196-460).

Motion by Murphy to use this money to repay HUD rather than using the future funding for the Miramar Landfill project. No second

MOTION BY MURPHY TO CONTINUE FOR ONE WEEK, AT HIS REQUEST.

Second by Struiksma. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ITEM-334: (R-83-1227 Rev.) ADOPTED AS AMENDED AS RESOLUTION R-257967

Approving the reallocation of Fifth, Sixth and Eighth Year CDBG Funds, obligated to the San Diego Housing Commission for specific site acquisition and site improvements to other Fifth, Sixth and Eighth Year site acquisition, site improvements, and predevelopment planning purposes as follows: a) authorizing the transfer of \$8,330 from Fund 18515, Dept. 5905, Org. 5980 (Balanced Community Study) to Fund 18515, Dept. 5905, Org. 5908 (Low-Income Housing Site Acquisition); b) authorizing the transfer of \$267,292 from Fund 18516, Dept. 5972, Org. 7202 (Low-Income Housing Site Acquisition) to Fund 18516, Dept. 5965, Org. 6508 (Site Improvement Low and Moderate Income Housing Predevelopment Planning) and \$74,039 from Fund 18516, Dept. 5972, Org. 7202 (Low-Income Housing Site Acquisition) to Fund 18516, Dept. 5965, Org. 6515 (Site Improvements Low and Moderate Income Housing) for the purpose of site improvements on the site at Picador Boulevard south of Palm Avenue; c) authorizing the transfer of \$418,552 from Fund 18518, Dept. 5611, Org. 1104 (Low-Income Housing Site Acquisition) to Fund 18518, Dept. 5613, Org. 1312 (Low-Income Housing Site Improvements) for the purpose of site improvements on Tait Street and Kelly Street, and \$133,195 from Fund 18518, Dept. 5611, Org. 1104 (Low-Income Housing Site Acquisition) to Fund 18518, Dept. 5611, Org. 1101 (Housing Planning and Development); d) reassigning use of \$276,899 from Fund 18516, Dept. 5965, Org. 6515 (Site Improvements Low and Moderate

Income Housing) from the following sites: 5326 Rex, 3617-19 42nd Street, 4207 Altadena, 2734 44th Street and 8000 Mast Boulevard, to site on Picador Boulevard south of Palm Avenue; authorizing the execution of amendments to Fifth, Sixth and Eighth Year CDBG agreements consistent with the approved reallocation; authorizing the San Diego Housing Commission to acquire the property on Picador Boulevard south of Palm Avenue for construction of up to 96 units of State-financed rental housing for low-income families; authorizing the City Manager to expend \$759,031 from the Fifth Community Development Block Grant Entitlement Year, Fund 18515, Dept. 5905, Org. 5908

(Low-Income Housing Site Acquisition Project) for the purchase of the property on Picador Boulevard south of Palm Avenue; authorizing the City Manager to expend \$5,969 from the Sixth Community Development Block Grant Entitlement Year, Fund 18516, Dept. 5972, Org. 7202 (Low-Income Housing Site Acquisition Project) for the purchase of the property on Picador Boulevard south of Palm Avenue; authorizing the City Manager to expend \$27,023 from the Sixth Community Development Block Grant Entitlement Year, Fund 18516, Dept. 5972, Org. 7202 (Low-Income Housing Site Acquisition Project) for the purchase of the property at 7650 Belden Street, which purchase was previously approved.

(See Housing Commission Report HCR-83-005CC. District-8.)

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: B530-C368).

MOTION BY MARTINEZ TO ADOPT AS AMENDED BY AUTHORIZING THE CONSTRUCTION OF 78 UNITS WITH OPEN SPACE INSTEAD OF THE 96 UNITS ORIGINALLY PROPOSED FOR THE PROPERTY ON PICADOR BOULEVARD SOUTH OF

PALM AVENUE. Second by Gotch. Passed by the following vote:

Mitchell-not present Cleator-yea Golding-yea Jones- yea

Struiksma-yea Gotch-yea Murphy-nay Martinez-yea Mayor-vacant.

MOTION BY MARTINEZ TO TRANSFER: \$466,000 FROM 1979 SITE ACQUISITION TO 1979 SITE ACQUISITION (PALM/PICADOR); \$293,031 FROM 1979 SITE ACQUISITION TO 1979 SITE IMPROVEMENTS (TAIT/KELLY); \$80,008 FROM 1980 SITE ACQUISITION TO 1980 SITE IMPROVEMENTS (TAIT/KELLY); \$192,207 FROM 1980 SITE IMPROVEMENTS TO 1980 SITE IMPROVEMENTS (TAIT/KELLY); \$84,692 FROM 1980 SITE IMPROVEMENTS TO 1980 SITE IMPROVEMENTS (PALM/PICADOR). Second by Gotch. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-nay, Martinez-yea, Mayor-vacant.

ITEM-335: (R-83-1189) ADOPTED AS RESOLUTION R-257968

Authorizing the City Manager to enter into a Memorandum of Understanding with the Housing Commission and HUD to implement a rental rehabilitation demonstration program within currently designated rehabilitation areas.

(See Housing Commission Report HCR-83-004CC.)

FILE LOCATION:

MEET

COUNCIL ACTION: (Tape location: B461-497).

MOTION BY STRUIKSMA TO ADOPT. Second by Murphy. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksma- yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ITEM-336: (R-83-718) ADOPTED AS RESOLUTION R-257969

(Continued from the meetings of November 22, 1982, December 6, 1982, January 3 and January 24, 1983; last continued at the Housing Commission's request.)

Approving in concept and authorizing the Housing Commission to negotiate a lease agreement with the Malone Company pursuant to which approximately 2.36 acres of City-owned property in the area of Belden Street and I-805, would be leased for a 55 year term for the purpose of development and operation of approximately 27 units of elderly low-income rental housing, and approximately 109 units of market rate rental housing for elderly persons with the annual rental to the City to be equal to ten percent of the fair market value of the land and which lease would contain a provision granting the Malone Company an option to purchase the property for its fair market value during the lease term.

(See Housing Commission Report HCR-82-017CC. District-5.)

FILE LOCATION:

LEAS The Malone Company

COUNCIL ACTION: (Tape location: C608-694).

MOTION BY STRUIKSMA TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-not present, Cleator-not present, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ITEM-S500:

19830215

(Continued from the meeting of February 8, 1983 at Council Member Murphy's request.)

Matter of rezoning a portion of a resubdivision of Fanita Rancho, Map-1703; a portion of Lot 73, Rancho Mission San Diego, S.C.C. 348, Map-330; and a portion of Lot 70, Rancho Mission Subdivision, S.C.C. 15190 (approximately 508 acres) located northerly of Mission Gorge Road, in the Tierrasanta and Navajo Community Plan areas, from an unzoned category to Zones R-1-40 and A-1-10.

(Case-82-0663. District-7.)

Subitem-A: (R-83-1156) ADOPTED AS RESOLUTION R-257970

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-82-0663 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-83-143) INTRODUCED, TO BE ADOPTED FEBRUARY 28, 1983

Introduction of an Ordinance for A-1-10 and R-1-40 Zoning.

FILE LOCATION: ZONE 2/14/83

COUNCIL ACTION: (Tape location: B168-195).

MOTION BY MURPHY TO ADOPT. Second by Jones. Passed by the following vote: Mitchell-not present, Cleator-yea, Golding-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor-vacant.

ADJOURNMENT:

By common consent, meeting was adjourned by Deputy Mayor Cleator at 10:51 a.m.

FILE LOCATION:

MINUTES

COUNCIL ACTION: (Tape location: C695-696)